

Planning, Community & Economic Development – Terry Schum
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The following is an ongoing report on the status of zoning applications filed with the Maryland-National Capital Park and Planning Commission (M-NCPPC) in or near the City of College Park and applications for variances and departures filed with the city. Projects will remain on the report until their final disposition (approved, denied or withdrawn). ***Updated information shown in italics.***

CURRENT APPLICATIONS FILED WITH M-NCPPC

Litton Technology Center
Preliminary Plan 4-12014

Filed: Informational notice mailed July 18, 2012
Location: 4400, 4500 and 4600 River Road
Applicant: Joyce Engineering Corporation for University of Maryland
Purpose: Re-subdivide the subject property to permit the development of a Commercial Office and Research Park on the entire 48.57 acre property.
Status: Application has not been accepted.

Pregnancy Aid Center
Detailed Site Plan DSP-12030

Filed: Informational notice mailed July 26, 2012
Location: Intersection of Erie Street and Baltimore Avenue
Applicant: Dewberry & Davis. LLC
Purpose: Approximately 30x50 building addition and paving the existing gravel parking area.
Status: Application has not been accepted.

Shaban Property
Zoning Map Amendment A-10027

Filed: Informational notice mailed June 5, 2012
Location: 9900 Rhode Island Avenue
Applicant: Randy & Shahida Shaban
Purpose: Rezone O-S property back to C-S-C
Status: Application has not been accepted.

Cafritz Property at Riverdale Park
Preliminary Plan of Subdivision, 4-12004

Filed: Informational notice mailed on January 20, 2012
Location: East side of US Rt. 1 approximately 1400' north of MD 410
Applicant: James & Calvin Cafritz
Purpose: To subdivide the property for mixed-use development
Status: Application has been accepted and a public hearing is tentatively scheduled for November 1, 2012.

Cafritz Property at Riverdale Park
Detailed Site Plan DSP-12004

Filed: Informational notice mailed on July 25, 2012
Location: East side of US Rt. 1 approximately 1400' north of MD 410
Applicant: James & Calvin Cafritz
Purpose: Site infrastructure and 182,000 sf of commercial, 35,000 sf Whole Foods Market and a multifamily building.
Status: No application accepted yet.

Yale House
Detailed Site Plan DSP-11005

Filed: Informational notice mailed October 26, 2011
Location: 7302 Yale Avenue
Applicant: Agent is Courtney Galiber, RLA, ASLA
Purpose: To obtain approval of site improvements already constructed; to increase the number of student housing apartment units from 6 to 10; to obtain relief from all Landscape Manual requirements, and to rezone property from R-18 to M-U-I to address the residential density.
Status: Application has been accepted but no hearing date scheduled.

Maryland Book Exchange
Detailed Site Plan DSP-10028

Filed: Acceptance letter mailed July 11, 2011
Location: 7501 Baltimore Avenue
Applicant: R & J Company, LLC
Purpose: Reconstruction of the Maryland Book Exchange site to include 341 units of student and academic related housing and 14,300 square feet of retail including the relocation of the Maryland Book Exchange.
Status: City Council recommended disapproval. Planning Board hearing was held on December 8, 2011 and the application was continued to January 19, 2012 to enable the applicant to revise plans. A revised design for the Yale Avenue façade was submitted and approved with conditions by the Planning Board. The City Council filed an appeal of this decision to the District Council. Oral argument was held on July 9, 2012 and the case was taken under advisement. On July 24, 2012, the District Council issued an order of remand to the Planning Board which will hold a new public hearing on September 13, 2012.

Embry A.M.E. Church
Special Exception SE-4702/VSE-4702/DPLS-371

Filed: Pre-application notice sent May 9, 2011
Location: 5101 Lakeland Road
Applicant: Embry A.M.E. Church
Purpose: Proposal to construct a one-story addition to provide expanded office, kitchen and bathroom facilities.

Status: The Planning Board recommended approval with conditions on May 31, 2012. The Zoning Hearing Examiner heard the case on July 18, 2012 and held the record open for receipt of additional information. The Zoning Hearing Examiner released a recommendation of approval with conditions.

***The Cafritz Property at Riverdale Park
Mixed-Use Town Center, MUTC; A-10018***

Filed: Informational notice mailed June 6, 2011 and August 17, 2011. Application accepted on October 14, 2011

Location: East side of US Route 1 approximately 1400' north of intersection with MD 410.

Applicant: Jane & Calvin Cafritz

Purpose: Development of a mixed-use community in phases. The first phase proposes a Whole Foods grocery, over 100,000 sf. of retail and restaurants and 22,000 sf. of general office space. The second phase proposes 995 residential units and a 120-room hotel.

Status: On July 9, the District Council voted 7-2-0 to approve the application with the conditions recommended by the Planning Board. The City Council voted not to appeal this action to the Circuit Court.

CURRENT APPLICATIONS FILED WITH THE CITY/ADVISORY PLANNING COMMISSION

CPD-2012-01

Applicant: Alpha Tau Omega House

Location: 4611 College Avenue

Request: Departure from Number of Parking and Loading Spaces

Status: Scheduled for the Advisory Planning Commission September 20, 2012 agenda.

CNU-2012-01

Applicant: New Spellman House Associates, LLC

Location: 4711 Berwyn House Road

Request: Certification of Nonconforming Use

Status: Scheduled for the Advisory Planning Commission September 20, 2012 agenda.

CNU-2012-02

Applicant: Elaine Brincefield

Location: 7405 Columbia Avenue

Request: Certification of Nonconforming Use

Status: Scheduled for the Advisory Planning Commission Public Hearing on October 4, 2012.